

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Thomas Mounce/ Blue Ocean Press  
Site Plan Review

**Case #:** 13-R-02

**Job Location:** 6299 NW 27<sup>th</sup> Way

**Date:** 1/22/02

**Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management. Pollution Control Code must be submitted with application for Building Permit.
2. The following engineering plans signed by a registered engineer in the state of Florida shall be provided for review and evaluation prior to obtaining DRC authorization :
  - a. Paving and drainage (P & D) plan.
  - b. Signing and Marking Plan.
  - c. Water and sewer Plan.
  - d. Details and specifications sheet.
3. Provide a photometric lighting plan in accordance to Section 47-20.14 of the ULDR.
4. Indicate parking angle, drive isle widths and parking stall depths per Section 47-20.11 of the ULDR.
5. Indicate stacking distances from property lines (22 feet is required for properties fronting on non-trafficways) from property line to the first parking space or cross movements.
6. The loading zone indicated on the plan is not in conformance with City Ordinances (47-20 ULDR). This loading area must be 12 ft. X 45 ft. and cannot interfere with required fire lane or hydrants. Designer shall verify adequate fire lane width is provided.
7. A stop sign and bar shall be located near the exit (just on property) to N.W. 27 Way.

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8. Review handicap access aisle and conformance with American Disabilities Act (ADA) with Zoning Plans reviewer.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Thomas Mounce / Blue Ocean  
Press

**Case #:** 13-R-02

**Date:** 1-22-02

**Comments:**

Flow test required and show hydrant location.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Thomas Mounce  
Blue Ocean Press

**Case #:** 13-R-02

**Date:** January 22, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Thomas Mounce/ Blue Ocean Press

**Case #:** 13-R-02

**Date:** 1/22/02

**Comments:**

1. As more than 25% is being added to the existing structures on the site, all vehicular use areas must meet current Landscape Code requirements. This would include, but not be limited to peninsula tree island requirements(required width and location), and tree count and mix(Scheffleras do not count as trees). Also, as per Sec. 47-21.10, .....the first ½ of the required setback abutting the street is to be in landscape..... . There appears to be a deficiency in this regard.
2. Landscape plan to contain the name of the Landscape Architect who prepared the plan.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. Develop a definitive street tree scheme (considering that the Scheffleras will be removed.
5. Indicate any existing trees or palms that will be impacted by the new construction. All Tree Preservation Ordinance requirements apply.

# DRC

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**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Thomas Mounce/ Blue Ocean Press

**Case #:** 13-R-02

**Date:** January 22, 2002

**Comments:**

Request: Site Plan Level I Review - 13,430 sq ft Commercial Building Addition in AIP District

1. This site has nonconforming parking areas since parking is not permitted within the first one-half of the required setbacks abutting the street (ULDR Sec. 47-21.10.B.13). Discuss ULDR Sec. 47-20.19, Nonconforming parking and loading, with zoning representative.
2. Include the required and proposed setbacks in the site data table on the site plan. Also, indicate the side setbacks dimensions on the site plan. The required setback in AIP District is 40 feet from the street. The minimum side setback is 30 feet.
3. Discuss the stacking distance at the ingress/egress points with engineering representative.
4. Provide a text narrative that includes at a minimum: information on the security system, hours of the various service and maintenance operations, lighting, and solid waste disposal system.
5. Provide a copy of the most current recorded plat and amendments, for the proposed site.
6. Provide color and materials information or samples for all exterior surfaces and indicate on all elevations.
7. Additional Comments may be forthcoming.

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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: Blue Ocean Press

Case #: 13-R-02

Date: 1-22-02

**Comments:**

An intrusion detection system that includes perimeter protection as well as motion detection for roof access should be installed.

Please submit responses in writing prior to sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Thomas Mounce/Blue Ocean Press

**Case #:** 13-R-02

**Date:** 1/22/02

**Comments:**

1. In accordance with section 47-20.6 a Type II loading zone is twelve feet by forty-five feet (12' x 45').
2. Parking spaces for the proposed new addition shall comply with section 47-20.2 required number is 17 spaces and comply with all parking geometric requirements of section 47-20.11.
3. Discuss stacking distance with applicant and Engineering representative.
4. Light fixtures shall comply with the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R.
5. All roof mounted equipment shall be screened from view in accordance with section 47-19.2.Z.
6. Discuss existing vehicular use areas for compliance with section 47-21.9.F.2 with Landscape representative.
7. Signs shall comply with section 47-22.
8. Additional comments may be forthcoming at DRC meeting.